

## **The Concord Middle School Building Committee Report: Committee's Value Engineering Process Cuts \$1.8 Million from Construction Cost Estimates**

The Concord Middle School Building Committee (CMSBC) held eight business meetings in July, August, and September to discuss alternatives as to how to address the recently received construction cost estimates that were more than \$5 million over the construction budget approved at Town Meeting and the Special Election. These discussions included evaluating value engineering opportunities that would reduce costs without impacting the educational plan for the new building.

The CMSBC has been keeping a value engineering log throughout the life of the design process including the Feasibility Study, Schematic Design, and Design Development phases. At multiple points in the process of refining the design, the CMSBC has voted to approve value engineering items that would reduce costs while maintaining the vision for the new school. Given the impacts of COVID on the cost of goods and supply chain issues, it was anticipated that there would be some inflation in construction costs. The Select Board recommended that the CMSBC take the precaution of establishing a Construction Budget with a Bidding Contingency. Members of the CMSBC subsequently approved a line item of \$2,019,312 to offset the anticipated market volatility; however, the delta between the estimate and the budgets remains apart even if the Bidding Contingency was factored into the construction budget.

In the last eight business meetings, The Committee examined dozens of items such as removing certain exterior retaining walls and walkways, combining air handler units for the gym and auditorium, taking a different approach to drainage on the building's roof, changing the material for the kitchen floor and corridor ceilings, and replacing the types of safety bollards in the parking areas. By voting to make these and other changes, the Committee reduced estimated construction costs by more than \$1.8 million. Other project elements that were examined but not cut from the budget included such items as the athletic fields and some of the sustainability related features.

In addition to the discussions at their Committee meeting, Committee members met with the Concord Select Board to discuss a potential schedule for a Special Town Meeting so Concord residents would be able to weigh in and make a final decision on budget and scope of the project if the next round of cost estimates due in October are not consistent with the construction budget. The Committee is preparing to put an option before voters that includes the approved value engineering saving but maintaining the original vision for the building. Residents will also have the option to vote to maintain the original construction budget previously approved at Town Meeting and the Special Election.

The Committee will meet again on October 20<sup>th</sup>. Other key dates identified by the Select Board include a public hearing on the Warrant Article likely in November, a January 19<sup>th</sup> Special Town Meeting, and a ballot vote on February 9<sup>th</sup>.

### **Upcoming Meetings**

CMSBC    October 20, 2022,    7:30am via zoom

Agendas and zoom links can be found on both the Town of Concord's website and the CMSBC website at <https://www.cmsbuildingproject.org/meeting-agendas-minutes>.

### **Concord Middle School Building Committee Contact Information**

Interested individuals can find all relevant materials regarding the Concord Middle School Building Committee including meeting dates, agendas, and minutes as well as reports that led to the Town Meeting Warrant Article at [www.cmsbuildingproject.org](http://www.cmsbuildingproject.org). For questions and comments, individuals can email the Committee at [msbc@concordps.org](mailto:msbc@concordps.org) or utilize the form on the web page, [www.cmsbuildingproject.org](http://www.cmsbuildingproject.org).